



LAND USE SERVICES DEPARTMENT

CURRENT PLANNING DIVISION

PLANNING COMMISSION STAFF REPORT



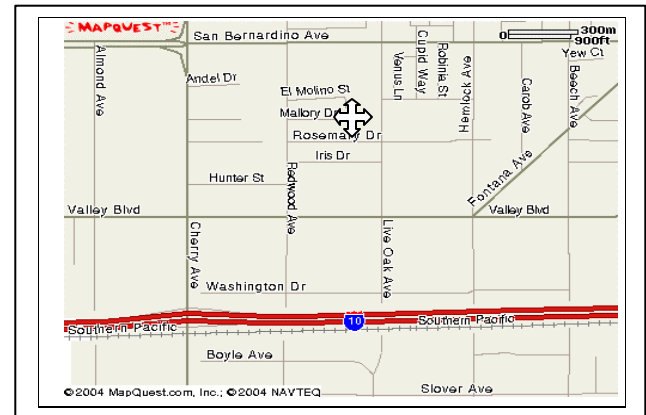
HEARING DATE: October 21, 2004

AGENDA ITEM NO: 5

Project Description

APN: 0234-131-09*
APPLICANT: KAMDAT INVESTMENT, INC.
PROPOSAL: **A) GENERAL PLAN AMENDMENT FROM RS-1 (SINGLE RESIDENTIAL-1 ACRE MIN. PARCEL SIZE) TO RS (SINGLE RESIDENTIAL)**
B) TENTATIVE TRACT 16738 TO CREATE 10 LOTS ON 2.24 ACRES
COMMUNITY: FONTANA/2ND SUPERVISORIAL DISTRICT
LOCATION: APPROX. 330 FT. WEST OF LIVE OAK AVE. AT EAST END OF MALLORY DRIVE
JCS/INDEX: 12224CF1/W147-99/2004GPA01/TT16738/TT01
REP(S): TRITECH ASSOCIATES, INC.

Vicinity Map



73 Hearing Notices Sent On: October 6, 2004
P.C. Field Inspection Date: October 4, 2004

Report Prepared By: Ron Riley
Field Inspected By: Ed Laning

SITE INFORMATION:

Parcel Size: 2.24 Acres

Terrain: Generally flat with a 0% to 5% slope to the south

Vegetation: Native grass, weeds and brush, several ornamental trees large eucalyptus trees

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	LAND USE/OVERLAY DISTRICT	IL
Site	Vacant	RS (Single Residential-1 Acre Min)	IL-1
North	Single Family Residential	RS (Single Residential)	IL-1
East	Single Family Residential	RS (Single Residential)	IL-1
South	Single Family Residential	RS (Single Residential)	IL-1
West	Single Family Residential	7M-RM (7,000 sq. ft per unit-Multiple Residential)	IL-1

	AGENCY	COMMENT
City of Sphere of Influence/MAC/CAP:	City of Fontana	No Opposition
Water Service:	Fontana Water District	Adequate Service Available
Septic/Sewer Service:	DEHS Approved	Septic System w/Off-set

STAFF RECOMMENDATION: RECOMMEND that the Board of Supervisors **ADOPTION** the General Plan Amendment to Single Residential (RS) and **APPROVE** Tentative Tract 16738, subject to conditions.

In accordance with Section 83.010605 of the Development Code, this action may be appealed to the Board of Supervisors if the Planning Commission recommends denial.

BACKGROUND:

The project proposal consists of a General Plan Amendment (GPA) to change the Land Use District from Single Residential - 1 acre minimum parcel size (RS-1) to Single Residential (RS), and Tentative Tract 16738 to create a 10 lot residential subdivision on 2.24 acres. The 10 lots will range from 7,292 sq. ft. to 11,140 sq. ft. in size. Lot number 10, the largest lot, will accommodate an existing residence that will remain on the property.

Surrounding uses in the area consist of existing single family residences on 7200 sq. ft. lots to the north, west and south. Adjacent properties to the east have a larger parcel configuration ranging in size from 14,400 sq. ft. to 1.20 acres, but also consist of single family residential uses. Primary access to the site will be provided by Mallory Drive, which will be connected to Arbor Avenue by the new street construction through the project.

Drainage currently enters the project site at the north point where Arbor Avenue dead-ends. The new street construction will carry this drainage along Mallory Drive to Redwood Ave.

The project site is located within the sphere of influence of the City of Fontana. The city has responded that the proposed project is consistent with their General Plan and development standards.

ANALYSIS: GENERAL PLAN AMENDMENT

The existing General Plan designation for the site is an island of RS-1 with RS designations to the north, west and south, and a 7M-RM designation to the east. The proposed GPA change is consistent and compatible with the adjacent residential districts that surround the project site and will allow in-fill development of a vacant lot surrounded by existing single family residential development. The project site encompasses 2.24 acres that has the current potential to allow 2 dwelling units. The proposed GPA change and concurrent subdivision for 10 residential lots will not create a significant demand for additional services.

The proposed GPA is consistent with General Plan Policies/ Action LU-2 (a.) that states, "Because the County wants to promote and provide safe, attractive, varied residential areas convenient to public facilities, employment and shopping centers, the following policies/actions shall be implemented." Action (a.) pertaining to the project states, "Require that the design and siting of new residential development meet locational and development standards that ensure compatibility with adjacent land uses and community character".

KAMDAT INVESTMENT, INC.

GPA/TRACT 16738

APN: 0234-131-09 & 10

Page 3 of 5

ANALYSIS: TENTATIVE TRACT 16738

Design standards for subdivision development within the RS District include a minimum lot area of 7200 square feet, with a minimum lot width of 60 feet (70 feet on corner lots) and an average depth of 100 feet. The proposed subdivision exceeds these standards in lot size area and dimensions. This subdivision design provides for a lot configuration consistent with the existing residential development in the surrounding area. Wastewater service to the project will be provided by subsurface septic tank disposal systems. However, because the proposed lots are less than the 20,000 sq. ft. minimum required by the Santa Ana Regional Water Quality Control Board (SARWQCB), and sewers are not currently available to the site, the applicant/developer will be required to obtain approval of a sewer off-set program from the SARWQCB.

El Molina Avenue to Arbor Avenue and Mallory Drive provide access to the subdivision site. Full road improvements will be required on the proposed street within the project site. Preliminary traffic information, reviewed by the County Transportation Department/Traffic Division, resulted in a determination that the 10 peak hour trips per day that may be generated by this proposed single residential subdivision and GPA would not be significant, will not create an adverse impact on area circulation or intersections under existing or future conditions, and therefore, no traffic mitigation was required.

Several letters were received from property owners in the area who were not opposed to the project but expressed concern that they did not want a through street from Arbor Avenue to Mallory Drive because of the traffic the new project would bring. They also wanted to see a block wall around the rear of the lots for the project. The through street, re-design, was required by the County Road Department because the street circulation system at this location was previously Master Planned for a circular route. The block wall will be a standard requirement for the development.

The Development Review Committee (DRC) reviewed the subdivision proposal on October 12, 2004, and recommended approval subject to revised conditions. The applicant is in agreement with all conditions and requirements.

An independent Initial Study, in compliance with the California Environmental Quality Act (CEQA), has been completed for the project that determined the proposal will not have any adverse impacts that will remain potentially significant, after the completion of the Conditions of Approval and mitigation measures. Therefore adoption of a Mitigated Negative Declaration is recommended. A finding of De Minimis Impact to Fish and Wildlife habitat has been prepared because the site has been previously disturbed and cleared for weed abatement, and retains no native habitat.

KAMDAT INVESTMENT, INC.

GPA/TRACT 16738

APN: 0234-131-09 & 10

Page 2 of 5

RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors:

- A. **ADOPT** the Mitigated Negative Declaration;
- B. **ADOPT** the General Plan Amendment, Official Land Use District change from Single Residential – one acre minimum lot size (RS-1) to Single Residential (RS) on 2.24 acres.
- C. **APPROVE** the Tentative Tract 16738 for the creation of 10 residential lots on 2.24 acres, subject to Conditions of Approval.
- D. **ADOPT** the Findings, and
- E. **FILE** the Notice of Determination. .

ATTACHMENTS:

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Assessor's Map Page
- Exhibit D: Existing General Plan Land Use Map
- Exhibit E: Proposed General Plan Land Use Map
- Exhibit F: Tentative Tract 16738
- Exhibit G: Environmental Initial Study
- Exhibit H: Correspondence
- Exhibit I: Photographs of site and surrounding areas